

GAINES PLAN AMENDMENT PRESENTATION

W. Robert Gaines Trustee

PIN 7916-22-4949 & 7916-12-8941 (\pm 62 acres)BACKGROUND

According to the County's recent analysis, the New Baltimore Service District is "one of the most popular housing locations for new County residents". Further, having direct linkage to Route 29/211 and its proximity to Prince William County makes it a logical and appropriate Service District for future residential and commercial growth in the County. In October 2, 2000, in recognition of this proximity and expected growth, the County approved the Fauquier County Water & Sanitation Authority's ("WSA") proposed expansion of the Vint Hill wastewater treatment facility. With that approval, the WSA subsequently designed and funded (with the support and assistance of the County) the New Baltimore Public Sewer System which is expected to be constructed by mid-2004. Accordingly, expected growth pressures and infrastructure improvements for this planning area clearly demonstrates the need (i.e., "a change in circumstances") to re-evaluate the existing Land Use Plan for the subject property.

The subject property is located between Route 600 and Route 29/211 with frontage along both sides of Riley Road (Rt. 676). It is apparent that the opportunity to utilize this area for future "appropriately scaled" residential and commercial development was not properly evaluated during the last Plan review. For example, over 30 acres of the subject property is currently planned of commercial uses. Such a large commercial designation, with no proximity to the Route 29/211 commercial market coupled with limited residential potential, is a significant "planning oversight". The following discussion provides a more detailed planning analysis and rationale for replanning the subject property.

PLANNING ANALYSIS

The County's current Land Use Plan designates the subject property for a mix of commercial and low-density residential uses. The purpose of this Plan Amendment is to "fine-tune" some of the existing Plan uses for the subject property in order to create a more viable Mixed-Use Community for New Baltimore, one which would better support the County's long term planning objectives for this Service District.

Specifically, this Amendment is requesting to adjust the existing Land Use Plan from commercial neighborhood and one-acre lots to mixed-use development up to 4 du/ac.

The proposed mixed-use concept, rather than a mix of residential and commercial uses, would provide a better transition and a more compatible land use to the adjacent rural/agricultural area. In addition, this residential community could be designed in a cluster concept which would promote a more environmentally sensitive and pedestrian friendly community than the existing Plan. Further, a quality residential community for this area would have the following land use benefits:

1. It would provide a more sensitive land use edge to the Service District's eastern rural boundary in this area;
2. It would be more compatible with the existing C. Hunter Ritchie Elementary School environment; and,
3. It would enhance the Plan's objective of protecting the County's rural/agricultural areas.
4. It would strengthen the opportunity to guide residential growth in this Service Districts.
5. It would provide more diversity of housing types.
6. It would be a strong supporter toward implementing "a well rounded community" for New Baltimore.

The resultant effect is a more creative and reasonable land use concept than currently represented in the Land Use Plan. A land use that would clearly enhance more of the County's goals for this Service District than that currently provided with the existing Land Use Plan.

In summary, the proposed Plan Amendment is seeking to correct some planning oversights and also recognize that significant changes in circumstances have occurred since the County's last Plan review. Although this proposed Amendment would adjust the existing Plan uses, it would also add some important diversity in the County's land use concepts for this area. Concepts, which are necessary in order to have this area, fulfill the County's objective of a Mixed-Use Community for New Baltimore.

Respectively Submitted
Joe Wiltse
August 2003